



To: Anthony Oliveri, P.E. Village Engineer and
Stephen Hunter, Planning Board Chairman

April 19th, 2023

CC: Planning Board Members
Dan Roemer, Building Inspector
Dan Pozin, Planning Board Attorney
Valerie Monastra, Village Planner

From: Gregory Sharp Architect, PC
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917.597.1982

Subject: Response to; Site Plan Review
Job Location: 11 Fairlawn Ave.
OF-6 Zone

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In response to the comments prepared by Anthony Oliveri, P.E., dated 4-4-2023, we have prepared responses for points 1-15 in this document.

1. A Survey signed by NYS licensed surveyor will be provided.
2. All the easements shown on the survey are existing. The easements restrictions will not affect the proposed construction.
3. A geotechnical engineering report has been provided. The project Structural engineer will provide a detailed solution based on those recommendations for site stabilization.
4. Percolation tests were completed on March 15th and the results documented in the narrative.
5. Testing was completed on March 15th and the results documented in the narrative. Testing was completed prior to our receiving the comment letter. Moving forward, we will coordinate testing with the Village/Consultant. Photos were taken at the time of testing and available if requested.
6. Stormwater design calculations are included in the stormwater narrative submitted.
7. Our Structural Engineer will provide plans for the retaining wall.
8. Details associated with the retaining wall and its drainage will be provided by a structural engineer. The location of the discharge is noted on sheet C-2.
9. A concrete washout has been included on sheet C-2 and a detail provided on sheet C-3.
10. NDS catch basins with 2 foot sumps have been included on sheet C-2 and details provided on sheet C-3.
11. No downspouts or units are proposed at the rear of the property. The flat roof of the dwelling will be pitched to the front of the property and runoff conveyed via leaders along the front.
12. Grading has been clarified on sheet C-2.
13. Details have been provided on sheet C-3.
14. Features proposed to be demolished have been removed from sheet C-2.
15. Plans have been coordinated.

In response to the comments prepared by Nelson Pope Voorhis dated 3-31-2023, we have prepared responses for points 1-6 site plan contacts in this document.

1. We will provide a lighting plan showing the light levels along the property lines that comply with Zoning 300-41 of the town code.
2. No Tree removal will be required.
3. We submitted a Landscape Plan as part of our Proposed Site Plan – A-001.00
4. Noted
5. Noted
6. Yes, the renderings reflect the solar panels as well. The solar panels will lay relatively flat on the roof. They should not be visible from the street.

We appreciate your time in reviewing this application. Please let us know if you have any questions or anything else that you need at this time.

Thank You,
Greg Sharp